

FRANCESTOWN HERITAGE COMMISSION  
Minutes of January 21, 2015 Meeting

Present: BJ Carbee, Barbara Caskie, Diane Curran, Michele Ferencsik,  
Elly Miles, Lisa Stewart  
Excused: Betsy Hardwick  
Others: Deb & Dave Adams, Abigail Arnold, Betty Behrsing, Ruth  
Behrsing, Lisa Bourbeau, Scott Carbee, Polly Freese, Mike  
Petrovick, Sarah & Charlie Pyle

The meeting with Mike Petrovick to discuss the Town Hall Project was called to order at 5:05 PM.

Mike Petrovick reviewed the agenda for the 1/26/15 meeting with the Board of what we can and can't do, design development, a construction document, owner's project manager (OPM) recommendations and sequence for moving forward.

Mike recommends an Owner's Project Manager, an outside person hired by the Town, because objectivity is an important advantage in managing the project. Payment would be a % of the total project cost, probably \$25K - \$35K. The OPM can be of real assistance with budget compliance based on real numbers. The Town, as the property owner, not the Heritage Commission, must hire contractors. Contracts need to be through the Town because Selectmen have legal authority over the building and to avoid liability issues.

In response to a design question, Mike said the current floor plan is a conceptual design which was created within the time constraints for completing the LCHIP application. Adjustments within the Code requirements can be looked at to maximize space.

BJ Carbee questioned the lift requirements. Mike said a LULA elevator is OK. It is slower than a standard elevator but operates in the same way and costs \$100K less than a standard elevator.

Lisa Stewart asked if it were possible to locate the LULA in the basement or near the back exit stairs. The concern is that the space requirements for the LULA and bathrooms forces the Town Meeting to be held upstairs. Mike replied that the LULA needs to be near the main entrance to comply with ADA accessibility.

The upstairs is a bigger room with a 230 capacity, versus 150 for the downstairs. Discussion ensued re the stage—does it have to remain downstairs? If it is not a character-defining structure, moving it upstairs would replace some of the lost downstairs open space. No one present objected to this idea. Elly Miles will check with Jim Garvin regarding the historical aspect.

Elly asked if there could be any leeway re the number of bathrooms. The fact that the building is not used to capacity all the time is not relevant. Code requirements must be met. BJ said ADA requirements from

the 2010 Standard Accessibility Design specify the basic number of facilities, all of which must be handicap accessible.

Mike said there are lifetime professional liability issues for him and Code requirements must be met for him to sign off on the building.

The plan is to sprinkler for fire protection with water possibly stored in tanks.

Mike's cost estimate is \$802,500. Qualifications for the OPM still need to be specified. There need to be further design considerations to develop the final floor plan.

BJ asked about stages after the OPM is hired and the design finalized. Mike replied that all the funding needs to be in place and the work needs to be completed start-to-finish in one project, not in stages. There is a responsibility to LCHIP to deliver the rehabilitated building as outlined in the application.

The next regular meeting of the Heritage Commission will be February 7, 2015 at 9 AM.

The meeting adjourned at 6:10 PM.

Respectfully submitted by Elly Miles